LOTS 315-358 AND TRACTS "E" & "F", LAKERIDGE ESTATES OF LUBBOCK

an Addition to the City of Lubbock, Lubbock County, Texas

1589.13

2018022412

Notes:

Scale: 1" = 100'

Heavy lines indicate plat limits.

All streets, alleys, and easements within plat limits are herein dedicated, unless noted otherwise.

No building permit shall be issued on any survey certificate that is not in accordance with an approved final plat unless an exception is provided by the Planning and Zoning Commission Policy or by the Lubbock Code of Ordinances.

All utility service shall be in accordance with the Underground Utilities Policy Statement by the Planning and Zoning Commission of the City of Lubbock, Texas and the provisions of section 36.09.095 of the Lubbock Code of Ordinances.

Any relocation or revision of existing facilities shall be at the subdivider's expense. Compensation shall be made prior to the recording of this final plat.

All existing or proposed utility services to and on tracts indicated by this plat shall be contained in the public right-of-way and public or private utility easements. Utility service installation requested at a future date and not within an easement indicated by this plat, shall be within a proper utility easement granted by the owner of said property by separate recorded instruments prior to the provision of such service. Such easements shall be at the expense of the entity requesting such installation.

All easements herein granted shall entitle the city or the utility company using such easements to the right to remove, repair or replace any lines, pipes, conduits or poles within such easements as may be determined by the city of utility company without the city or utility company being responsible or liable for the replacement of improvements, paving, or surfacing of the easement necessitated by such repair, removal, or replacement. Easements designated or intended for vehicular passage (utility and emergency) or pedestrian access shall not be fenced or otherwise obstructed.

Any easements or rights-of-way shown as "to be dedicated by separate instrument" are shown on this plat for information purposes only. This plat does not dedicate said easements.

Minimum floor elevations shall conform to the requirements of the Lubbock Drainage Criteria Manual, as adopted by Or. 10022, as amended, and Section 28.09.131, Section 28.14.004 and Section 30.03.073 of the Lubbock Code of Ordinances.

The survey information shown hereon was prepared from the result of an on the ground survey of the property shown hereon, and has been completed substantially in compliance with the Professional and Technical Standards promulgated by the Texas Board of Professional Land Surveying Practices Act, Section 663.13.

Only those copies which bear an original ink impression seal or embossed seal will be considered a "valid" copy. AMD Engineering, LLC, will not be responsible for the content of anything other than a valid copy of this survey.

Tracts "E" & "F" are herein dedicated as underground utility easements, pedestrian access easements, and drainage easements and shall be permanently owned and maintained by the Lakeridge Estates of Lubbock Home Owners Association or its assigns. The Home Owners Association shall pay for maintenance, mowing, watering, electricity for street lights within the Tracts, and any decorative feature.

Lots 315-352 and Tracts "E" & "F" contains 12.802 acres (557,653 Sq. Ft.) within the plat limits including all rights-of-way.

1/2" iron rod with orange cap (AMD ENG), set on all property corners except as noted.

The basis of bearing for the information shown hereon is based on the Texas Coordinate System of 1983, North Central Zone.

Distances are actual surface distances.

Metes and Bounds Description on a 12.802 acre (557,653 sq. ft.) tract of land out of a 27.83 acre tract of land as described in Volume 6938, Page 276, Official Property Records of Lubbock County, Texas, being out of Section 16, Block E2, Lubbock County, Texas and being more particularly described as follows;

Beginning at a 1/2" iron rod with cap, found in the North plat limits of Lots 1-116 and Tracts A-D, Suncrest Addition, an Addition to the City of Lubbock, Lubbock County, Texas as recorded in Volume 7335, Page 289, Real Property Records of Lubbock County, Texas, for the Southwest plat limits corner of Lots 267-305, Lakeridge Estates of Lubbock, an Addition to the City of Lubbock, Lubbock County, Texas, as recorded in County Clerk File Number 2014009965, Official Public Records of Lubbock County, Texas and for the Southeast and beginning corner of this tract, whence the Northeast corner of said Section 16, Block E2 bears S88°13'46"E, a distance of 2036.03 feet and N01°32'48"E, a distance of 2642.01 feet;

Thence N88°13'46"W, along the North line of said Lots 1-116 and Tract A-D, Suncrest Addition, a distance of 613.97 feet to a 1/2" iron rod with cap, found for the Southeast plat limits corner of Southhaven, an Addition to the City of Lubbock, Lubbock County, Texas, as recorded in Volume 7317, Page 52, Real Property Records of Lubbock County, Texas and for the Southwest corner of this tract;

Thence N01°40'30"E, along the East plat limits of said Southhaven, a distance of 745.44 feet to a "x" chiseled in concrete, found for the Southwest plat limits corner of Lots 126-147, Lakeridge Estates of Lubbock, an Addition to the City of Lubbock, Lubbock County, Texas, as recorded in Volume 9823, Page 231, Official Public Records of Lubbock County, Texas, for a corner of this tract;

Thence N46°43'05"E, along the South plat limits of said Lakeridge Estates of Lubbock, a distance of 14.12 feet to a "x" chiseled in concrete, found for a corner of this tract;

Thence S88°10'45"E, continuing along the South plat limits of said Lakeridge Estates of Lubbock, a distance of 920.23 feet to a 1/2" iron rod with cap, found in the Westerly line of Savannah Avenue, as recorded in Volume 9823, Page 231, Official Public Records of Lubbock County, Texas, for a corner of this tract;

Thence S33°44'33"E, continuing along the Westerly line of said Savannah Avenue, a distance of 11.70 feet to a 1/2" iron rod, found in a curve to the right and for a corner of this tract;

Thence Southwesterly along the arc of said curve to the right and the Westerly line of said Savannah Avenue, an arc distance of 401.16 feet to a 1/2" iron rod with cap, found for the end of said curve to the right, for the beginning of a curve to the right and for a corner of this tract, said curve having a radius of 1115.00 feet, a central angle of 20°36'50" and a chord that bears S31°16'53"W, a distance of 399.00 feet;

Thence Southwesterly along the arc of said curve to the right and the Westerly line of said Savannah Avenue, an arc distance of 164.07 feet to a 1/2" iron rod, found for a corner of this tract; said curve having a radius of 250.00 feet, a central angle of 37°36'08" and a chord that bears S60°23'22"W, a distance of 161.14 feet;

Thence S10°48'34"E, a distance of 56.00 feet to a 1/2" iron rod with cap, found for a corner of this tract;

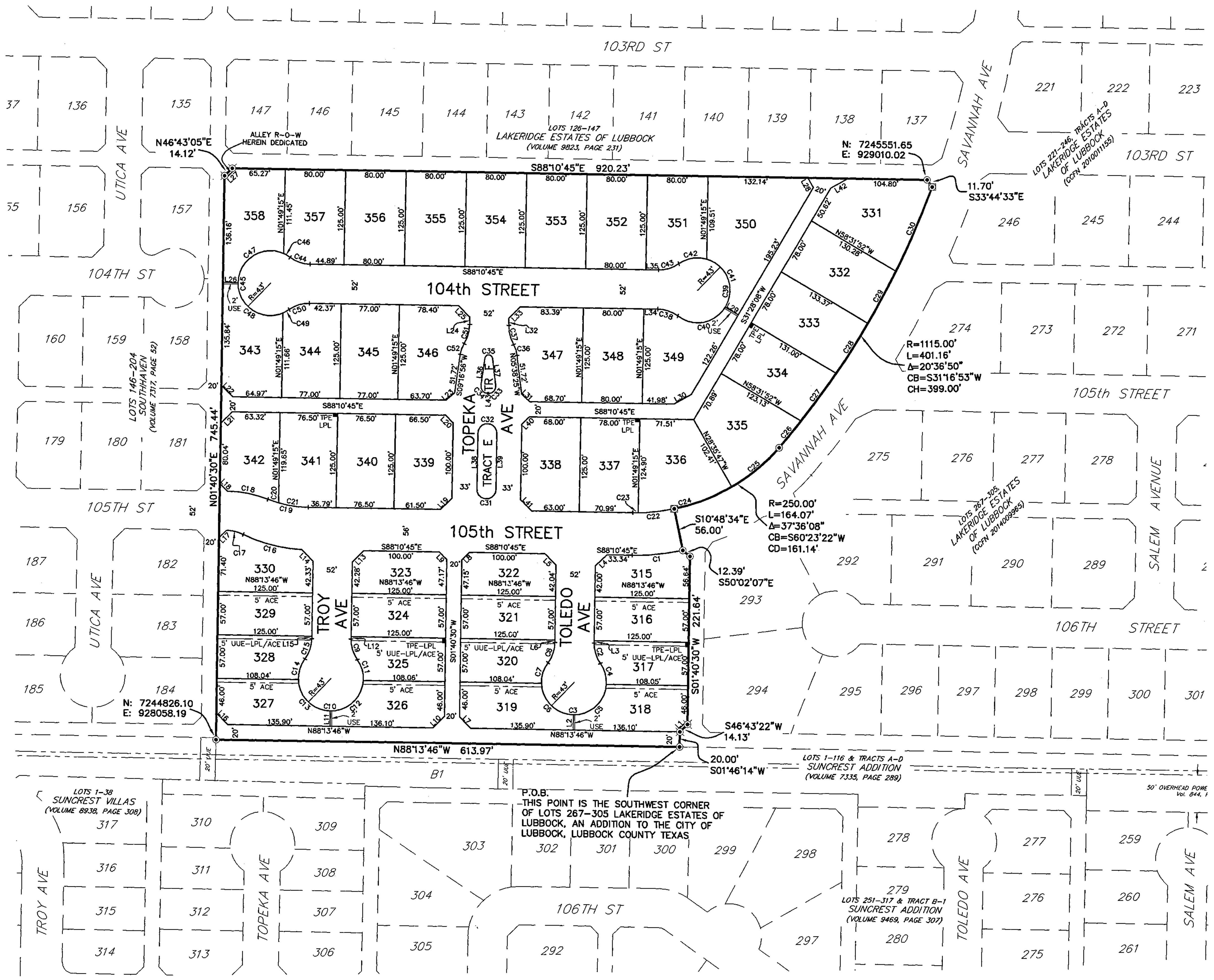
Thence S50°02'07"E, a distance of 12.39 feet to a 1/2" iron rod with cap, found for a corner of this tract;

Thence S01°40'30"W, a distance of 221.64 feet to a "x" chiseled in concrete, found for a corner of this tract;

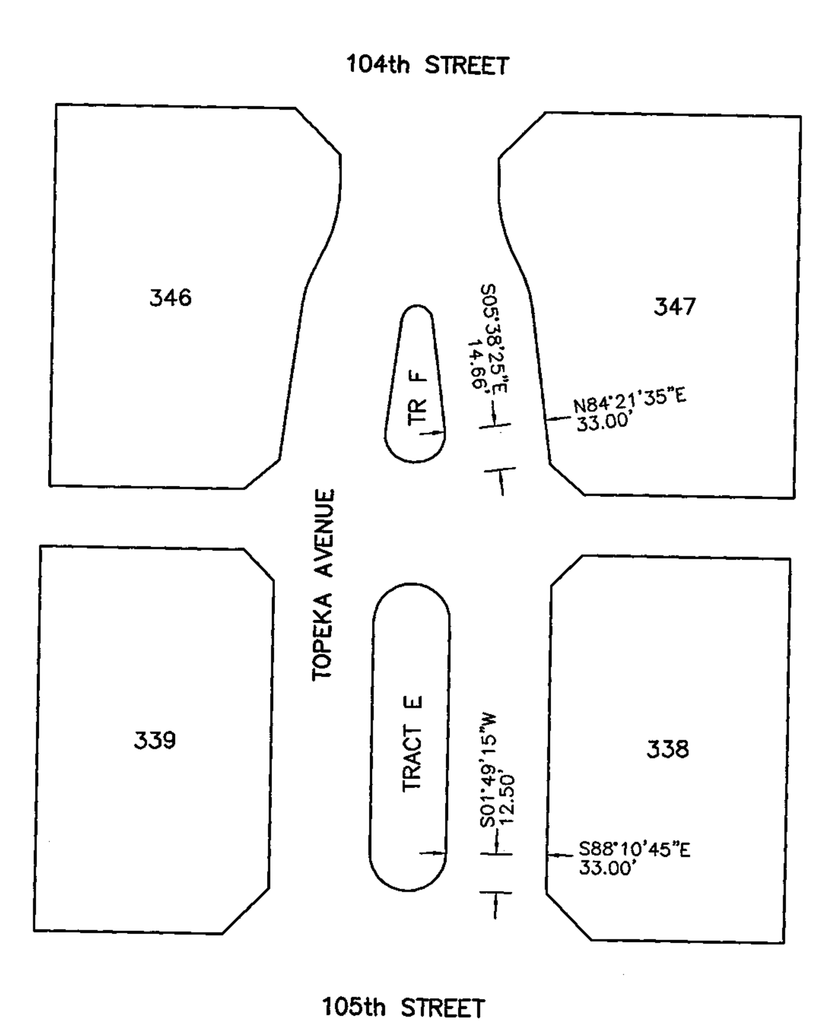
Thence S46°43'22"W, a distance of 14.13 feet to a "x" chiseled in concrete, found for a corner of this tract;

Thence S01°46'14"W, a distance of 20.00 feet to the Point of Beginning.

Containing 12.802 acres (557,653 sq. ft.)



SCALE: 1" = 50'



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CH BRG	CHORD
C1	306.00'	12°37'49"	67.46'	N85°30'20"E	67.32'
C2	45.00'	36°12'50"	28.44'	S16°25'55"E	27.97'
C3	43.00'	252°25'39"	189.44'	S88°19'30"E	69.39'
C4	43.00'	38°58'31"	29.25'	N15°03'04"W	28.69'
C5	43.00'	87°20'03"	65.54'	N48°06'13"E	59.38'
C6	43.00'	87°20'03"	65.54'	S44°33'44"E	59.38'
C7	43.00'	38°47'03"	29.11'	S18°29'48"W	28.55'
C8	45.00'	36°12'50"	28.44'	N19°46'55"E	27.97'
C9	45.00'	36°12'50"	28.44'	S16°25'55"E	27.97'
C10	43.00'	252°25'39"	189.44'	S88°19'30"E	69.39'
C11	43.00'	38°58'31"	29.25'	N15°03'04"W	28.69'
C12	43.00'	87°20'03"	65.54'	N48°06'13"E	59.38'
C13	43.00'	87°20'03"	65.54'	S44°33'44"E	59.38'
C14	43.00'	38°47'03"	29.11'	S18°29'48"W	28.55'
C15	45.00'	36°12'50"	28.44'	N19°46'55"E	27.97'
C16	206.00'	22°24'16"	80.55'	S74°52'15"E	80.04'
C17	60.00'	21°54'43"	22.95'	N74°37'28"W	22.81'
C18	150.00'	21°04'32"	55.18'	N77°41'30"W	54.86'
C19	150.00'	21°01'31"	55.04'	S77°40'00"E	54.74'
C20	150.00'	5°40'22"	14.85'	S69°59'25"E	14.85'
C21	150.00'	15°21'08"	40.19'	S80°30'11"E	40.07'
C22	250.00'	12°37'49"	55.11'	N85°30'20"E	55.00'
C23	250.00'	1°36'27"	7.01'	S88°58'58"E	7.01'
C24	250.00'	29°49'27"	130.13'	N75°18'05"E	128.67'
C25	250.00'	18°48'04"	82.04'	N50°59'20"E	81.67'
C26	1115.00'	2°20'32"	45.58'	N40°25'02"E	45.58'
C27	1115.00'	4°01'46"	78.41'	N37°13'53"E	78.40'
C28	1115.00'	4°00'39"	78.05'	N33°12'41"E	78.04'
C29	1115.00'	4°00'44"	78.08'	N29°12'00"E	78.06'
C30	1115.00'	6°13'10"	121.03'	N24°05'03"E	120.98'
C31	12.50'	180°00'00"	39.27'	S88°10'45"E	25.00'
C32	12.50'	180°00'00"	39.27'	N88°10'45"W	25.00'
C33	9.00'	97°27'40"	15.31'	S43°05'25"W	13.53'
C34	9.00'	97°27'40"	15.31'	N39°26'55"W	13.53'
C35	5.00'	165°04'39"	14.41'	S88°10'45"E	9.92'
C36	38.00'	22°48'41"	15.13'	N17°02'46"W	15.03'
C37	50.00'	30°16'22"	26.42'	S13°18'56"E	26.11'
C38	45.00'	36°12'50"	28.44'	N70°04'20"W	27.97'
C39	43.00'	252°25'39"	189.44'	N01°49'15"E	69.39'
C40	43.00'	95°43'52"	71.85'	N80°10'09"E	63.78'
C41	43.00'	105°15'23"	78.99'	N20°19'28"W	68.35'
C42	43.00'	51°26'25"	38.61'	S81°19'38"W	37.32'
C43	45.00'	36°12'50"	28.44'	N73°42'50"E	27.97'
C44	45.00'	36°12'50"	28.44'	S70°04'20"E	27.97'
C45	43.00'	252°25'39"	189.44'	S01°49'15"W	69.39'
C46	43.00'	13°05'46"	9.83'	N58°30'48"W	9.81'
C47	43.00'	113°15'49"	85.00'	S58°18'24"W	71.82'
C48	43.00'	113°39'48"	85.30'	S55°09'24"E	71.99'
C49	43.00'	12°24'17"	9.31'	N61°48'34"E	9.29'
C50	45.00'	36°12'50"	28.44'	S73°42'50"W	27.97'
C51	50.00'	30°16'22"	26.42'	N16°57'26"E	26.11'
C52	38.00'	22°48'41"	15.13'	S20°41'16"W	15.03'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.20'	S46°43'22"W
L2	20.00'	S01°46'14"W
L3	2.97'	N01°40'30"E
L4	21.19'	N46°44'53"E
L5	21.24'	S43°15'07"E
L6	3.05'	S01°40'30"W
L7	21.23'	N43°16'38"W
L8	14.12'	N46°44'53"E
L9	14.16'	S43°15'07"E
L10	21.20'	S46°43'22"W
L11	20.00'	S01°46'14"W
L12	2.97'	N01°40'30"E
L13	21.19'	N46°44'53"E
L14	21.34'	S42°59'11"E
L15	3.05'	S01°40'30"W
L16	21.23'	N43°16'38"W
L17	14.08'	N46°54'23"E
L18	14.15'	N43°16'38"W
L19	21.21'	S46°49'15"W
L20	14.14'	S43°10'45"E
L21	21.19'	N46°44'53"E
L22	21.24'	N43°15'07"W
L23	15.03'	S50°33'05"W
L24	9.37'	S01°49'15"W
L25	21.21'	S43°10'45"E
L26	20.00'	S88°19'30"E
L27	21.19'	N46°44'53"E
L28	15.08'	S28°21'18"E
L29	20.00'	N58°31'52"W
L30	25.93'	S61°38'42"W
L31	15.03'	N46°54'35"W
L32	9.37'	N01°49'15"E
L33	21.21'	N46°49'15"E
L34	18.45'	S88°10'45"E
L35	16.72'	N88°10'45"W
L36	37.06'	N09°16'56"E
L37	37.06'	S05°38'25"E
L38	75.00'	N01°49'15"E
L39	75.00'	S01°49'15"W
L40	14.14'	N46°49'15"E
L41	21.21'	N43°10'45"W
L42	25.93'	N61°38'42"E
L43	1.69'	N88°10'45"W

◉	1/2" IRON ROD WITH CAP, FD....CM
⊠	"X" CHISELED IN CONCRETE, FD....CM
◙	1/2" IRON ROD, FD....CM
P.O.B.	POINT OF BEGINNING
CCFN	COUNTY CLERK FILE NUMBER
UUE	UNDERGROUND UTILITY EASEMENT
TPE	TRANSFORMER PAD EASEMENT 4' X 6'
USE	UNDERGROUND STREET LIGHT CABLE EASEMENT
CM	CONTROLLING MONUMENT
5' ACE	5' PRIVATE ACCESS EASEMENT AND 2' PRIVATE OVERHANG EASEMENT
LPL	LUBBOCK POWER & LIGHT

Approved this 14th day of June, 2018, by the City Planning and Zoning Commission of the City of Lubbock, Texas.

Approved [signature] CHAIRMAN

Attest [signature: Kristen Sager] SECRETARY

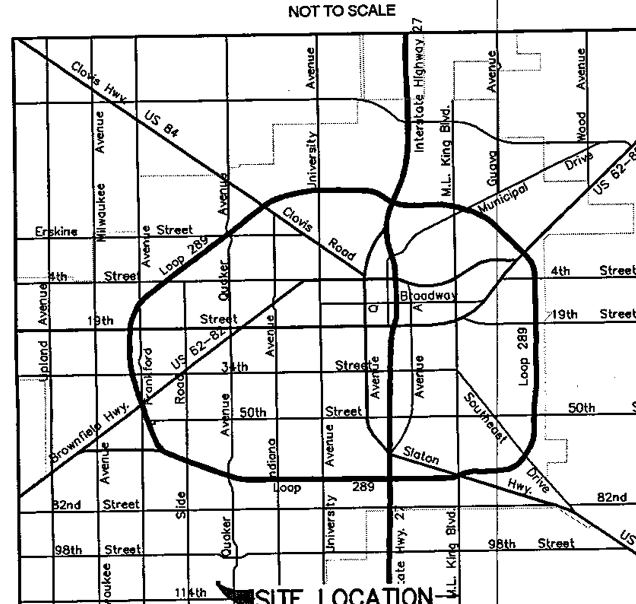
KNOW ALL MEN BY THESE PRESENTS:
That I, Charles Lynn Sawyer, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lubbock, Texas.

[signature]
Charles Lynn Sawyer
Registered Professional Land Surveyor, No. 5809
May 15, 2018
Job No. 15150

STATE OF TEXAS — REGISTERED — CHARLES LYNN SAWYER — 5809 — PROFESSIONAL LAND SURVEYOR

VICINITY MAP

NOT TO SCALE



SCALE: 1" = 100'

0 50' 100' 200'

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Accuracy - Efficiency - Integrity